

LEED for Neighborhood Developments



CONGRESS
FOR THE
NEW
URBANISM



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U.S. Green Building Council

Overview

What is LEED-ND?

- **A LEED rating system being developed through a partnership with**
 - **Natural Resources Defense Council (Smart Growth)**
 - **Congress for the New Urbanism**



- **A rating system that combines elements of smart growth, urbanism, and green building**

Why do we need LEED-ND?



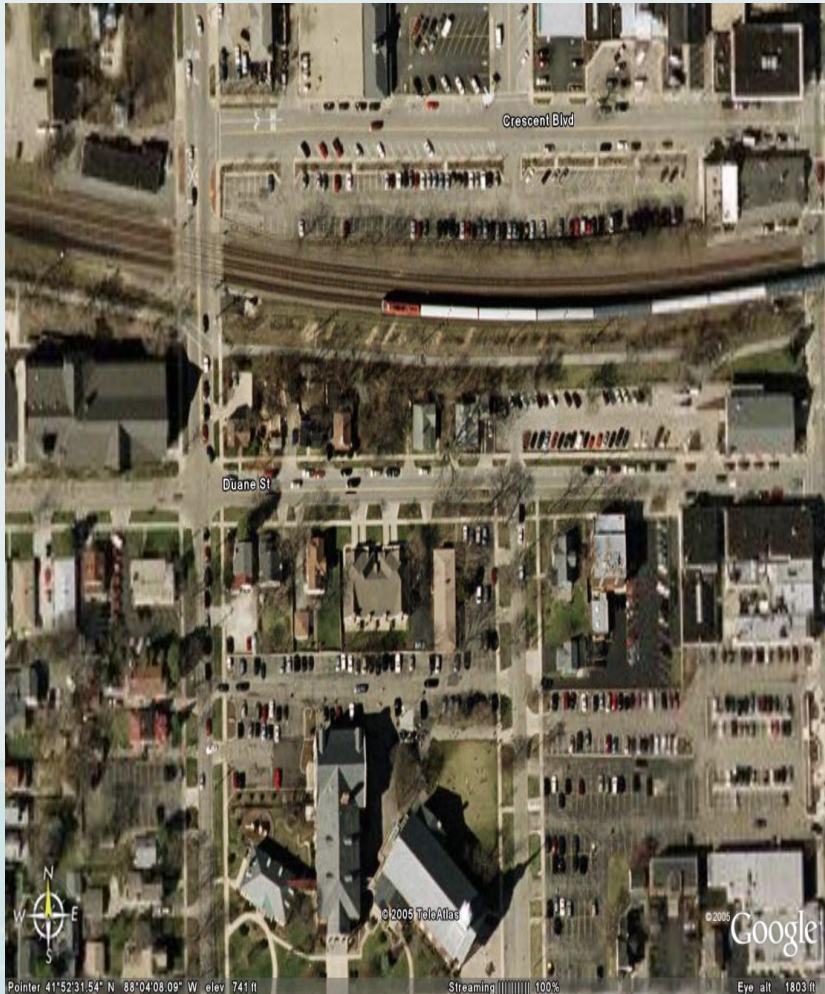
- **Nationally, we are developing land twice as fast as population is growing**
- **Vehicle use in America has more than doubled since 1970 (offsetting all fuel economy gains)**
- **Most development does not happen one building at a time**

What is LEED-ND for?

- **Whole, fractions, or multiple neighborhoods**
- **Small and large**
- **Infill and appropriate development of undeveloped land**
- **Residential, commercial, and mixed use**



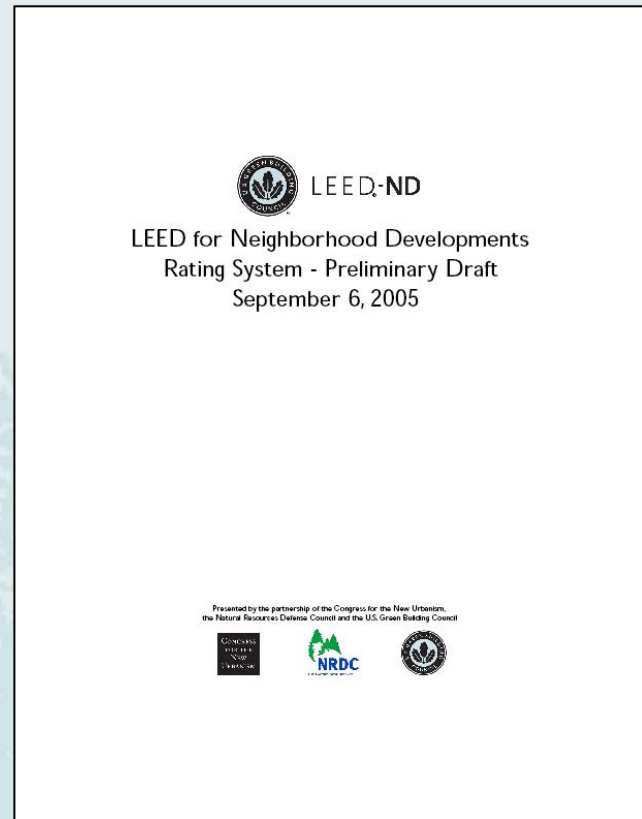
Who is LEED-ND for?



- **Primary market:
Developers**
- **Just as
important:
Planners**

What is the current status of LEED-ND?

- **Preliminary draft**
- **Includes the following categories:**
 - **Location Efficiency**
 - **Environmental Preservation**
 - **Compact, Complete, and Connected Neighborhoods**
 - **Resource Efficiency**



What is the current status of LEED-ND?



- **45-day comment period for LEED-ND Corresponding Committee on preliminary draft last fall**
- **Reviewing comments, revising the draft for use in a pilot program**

When will it be available?

- **Begin pilot in fall of 2006**
- **Post-pilot revisions, public comment periods, ballot scheduled for 2007 & 2008**



Location Efficiency

(2 Prerequisites / 7 Credits / 28 Points / 25% of total points)

- Prerequisite: Transportation Efficiency
- Prerequisite: Water and Stormwater Infrastructure Efficiency
- Credit: Contaminated Brownfields Redevelopment
- Credit: High Cost Contaminated Brownfields Redevelopment
- Credit: Adjacent, Infill, or Redevelopment Site
- Credit: Reduced Automobile Dependence
- Credit: Contribution to Jobs-Housing Balance
- Credit: School Proximity
- Credit: Access to Public Space

Environmental Preservation

(5 Prerequisites / 11 Credits / 13 Points / 11% of total points)

- Prerequisite: Imperiled Species and Ecological Communities
- Prerequisite: Parkland Preservation
- Prerequisite: Wetland & Water Body Protection
- Prerequisite: Farmland Preservation
- Prerequisite: Erosion & Sedimentation Control
- Credit: Support Off-Site Land Conservation
- Credit: Site Design for Habitat or Wetlands Conservation
- Credit: Restoration of Habitat or Wetlands
- Credit: Conservation Management of Habitat or Wetlands
- Credit: Steep Slope Preservation
- Credit: Minimize Site Disturbance During Construction
- Credit: Minimize Site Disturbance Through Site Design
- Credit: Maintain Stormwater Runoff Rates
- Credit: Reduce Stormwater Runoff Rates
- Credit: Stormwater Treatment
- Credit: Outdoor Hazardous Waste Pollution Prevention

Compact, Complete, & Connected Neighborhoods

(3 Prereq / 22 Credits / 42 Points / 37% of total points)

- Prerequisite: Open Community
- Prerequisite: Compact Development
- Prerequisite: Diversity of Uses
- Credit: Compact Development
- Credit: Transit-Oriented Compactness
- Credit: Diversity of Uses
- Credit: Housing Diversity
- Credit: Affordable Rental Housing
- Credit: Affordable For-Sale Housing
- Credit: Reduced Parking Footprint
- Credit: Community Outreach and Involvement
- Credit: Block Perimeter
- Credit: Locating Buildings to Shape Walkable Streets
- Credit: Designing Building Access to Shape Walkable Streets
- Credit: Designing Buildings to Shape Walkable Streets
- Credit: Comprehensively Designed Walkable Streets
- Credit: Street Network
- Credit: Pedestrian Network
- Credit: Maximize Pedestrian Experience
- Credit: Superior Pedestrian Experience
- Credit: Applying Regional Precedents in Urbanism and Architecture
- Credit: Transit Subsidy
- Credit: Transit Amenities
- Credit: Access to Nearby Communities
- Credit: Adaptive Reuse of Historic Buildings

Resource Efficiency

(0 Prerequisites / 17 Credits / 25 Points / 22% of total points)

- Credit: Certified Green Building
- Credit: Energy Efficiency in Buildings
- Credit: Water Efficiency in Buildings
- Credit: Heat Island Reduction
- Credit: Infrastructure Energy Efficiency
- Credit: On-Site Power Generation
- Credit: On-Site Renewable Energy Sources
- Credit: Efficient Irrigation
- Credit: Greywater & Stormwater Reuse
- Credit: Wastewater Management
- Credit: Reuse of Materials
- Credit: Recycled Content
- Credit: Regionally Provided Materials
- Credit: Construction Waste Management
- Credit: Comprehensive Waste Management
- Credit: Light Pollution Reduction
- Credit: Contaminant Reduction in Brownfields Remediation

Case Studies

Case Studies

Dockside Green

Victoria, BC

- **11-acre brownfield site located in the heart of the City of Victoria**
- **Four distinct character areas for a comprehensive mix of uses**



Dockside Green

- **Carshare program & mini-transit**
- **On-site renewable energy**
- **Potable water use reduction in buildings**
- **100% sewage treatment on-site**
- **No potable water use for irrigation**
- **Green roofs**
- **LEED buildings**



Dockside Green

- **Market assisted housing**
- **Community advisory group**
- **Large plaza/community amphitheater**
- **North / south trail connection through the middle of the site**



Case Studies

King Farm

Rockville, MD

- **430 acres near existing development**
- **Mixed-use, TND with historic architectural characteristics of the City of Rockville**



King Farm

- **Community shuttle bus**
- **Locally provided materials**
- **Adjacent to Shady Grove Metro station**
- **Tree plantings**



King Farm

- **Affordable housing**
- **Integrated network of sidewalks**
- **Numerous pocket parks**
- **Most homes with shallow setbacks and front porches**



Scorecard

	Dockside Green	King Farm
Prerequisites		
Location Efficiency	2/2	2/2
Environmental Preservation	5/5	4/5 (unless easement is purchased)
Compact, Complete & Connected Neighborhood(s)	3/3	3/3
Resource Efficiency	0/0	0/0
Totals	10/10	9/10

Scorecard

	Dockside Green	King Farm
Credits		
Location Efficiency	25/28	13/28
Environmental Preservation	10/13	6/13
Compact, Complete & Connected Neighborhood(s)	27/42	21/42
Resource Efficiency	21/25	3/25
Innovation & Accredited Professionals	5/6	4/6
Totals	88/114 Gold	47/114 Certified – w purchase of easement

To learn more...

- Visit the LEED-ND page of the USGBC website to download draft or join the corresponding committee:
www.usgbc.org/leed/nd
- Questions can be sent to
leedinfo@usgbc.org or
nd@committees.usgbc.org

